



December 21, 2006

AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order	Chairman Sprague
Invocation	Tony Atkins
Pledge of Allegiance	Brett McGuire
Quorum	Chairman Sprague
Approval of Minutes for December 7, 2006	Chairman Sprague
Reading of the Agenda	Director Browning
Approval of the Agenda	Chairman Sprague

Old Business

1. **RZ 06-10-04**, Rezone Tax Map 078B Parcel 051I; Tax Map 079 Parcels 039, 040, 041, 042, 043, 044, and 045; and that portion within Columbia County of three parcels listed in Richmond County as Tax Map 022-0-010-02-0, 022-0-025-00-0, and 022-0-010-08-0, for a combined acreage of 31.75 acres located on Flowing Wells Road, Pleasant Home Road, and Windom Josey Trail, from R-2 and M-1 to C-2. *Commission District 2.* [Application] [Map] [Staff Report]
2. **RZ 06-12-03**, Rezone Tax Map 079 Parcel 046, 1.42 acres located at 102 Windom Josey Trail from R-2 to C-2. *Commission District 2.* [Application] [Map] [Staff Report]
3. **RZ 06-12-04**, County-Initiated Rezoning of Various Properties, 51 parcels on Hardy McManus and Three J Road with a combined acreage of approximately 400 acres from M-2 to R-1, *Commission District 1.* [Map] [Staff Report]
4. **RZ 06-12-06**, Rezone Tax Map 067 Parcel 017, 61.8 acres located at 4935 Hereford Farm Road from R-1 to R-2 RCO. *Commission District 3.* [Application] [Map] [R-2 Site Plan] [R-2 RCO Site Plan] [Staff Report]

New Business

- | | |
|-------------------------|--------------|
| Final Plat | Staff |
|-------------------------|--------------|
5. **Tommy and Claudia Price**, Gibbs Road Extension, Zoned R-1, 1 lot (lot line relocation), 0.66 acres, *Commission District 3.* [Map] [Site Plan] [Staff Report]
- | | |
|-------------------------------|--------------|
| Preliminary Plat | Staff |
|-------------------------------|--------------|
6. **Summerlin II**, William Few Parkway, Zoned R-2 RCO, 62 lots, 20.65 acres, *Commission District 3.* [Map] [Site Plan] [Staff Report]
 7. **Rhodes Farm I Revision**, Evans to Locks Road, Zoned R-1 RCO and R-2 RCO, 69 lots, 55.85 acres, *Commission District 1.* [Map] [Site Plan] [Staff Report]
 8. **Addison Square at Riverwood Plantation**, Riverwood Parkway, Zoned PUD, 3.81 acres, *Commission District 3.* [Map] [Rendering] [Site Plan] [Staff Report]



December 21, 2006

AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

Rezoning..... Staff

9. **RZ 06-12-07**, Rezone Tax Map 073C Parcel 055A, to apply a conditional use for a Residence to existing P-1 zoning district, 0.33 acre located at 140 North Belair Road. *Commission District 3.*
[Application] [Map] [Staff Report]
10. **RZ 06-12-08**, Rezone Tax Map 068 Parcel 004D, from R-1 to PUD, 1.30 acres located at 274 South Old Belair Road. *Commission District 3.* [Application] [Map] [PUD Site Plan]
[Original PUD Site Plan] [Staff Report]
11. **RZ 06-12-09**, Rezone Tax Map 024 Parcels 003 and 004 and Tax Map 014 Map 013B, from R-4 to C-2, 3.54 acres located at 6631 and 6611 Washington Road and 4115 Old Lincolnton Road. *Commission District 3.* [Application] [Map] [Staff Report]
12. **RZ 06-12-10**, Rezone a portion of Tax Map 051 Parcel 003, from R-A and M-1 to PUD, 316 +/- acres located at 577 Baker Place Road. *Commission District 3.* [Application] [Map]
[Site Plan] [Revised Site Plan] [Staff Report]
13. **RZ 06-12-11**, Rezone Tax Map 077A Parcel 011F, from C-2 to PUD, 3.73 acres located at 601 North Belair Road. *Commission District 1.* [Application] [Map] [Site Plan]
[Revised Site Plan] [Staff Report]

Items Added to the Agenda

Final Plat..... Staff

14. **Allen and Gay**, off of Clary Cut Road, Zoned R-A, 3 lots, 73.60 acres, *Commission District 4.*
[Map] [Plat] [Staff Report]

Staff Comments Staff

Public Comments..... Chairman Sprague

Adjourn Chairman Sprague

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire
District 1 [Stephen Brown]	Tom Sprague, Chairman
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Vice-chairwoman
District 4 [Lee Anderson]	Tony Atkins

December 21, 2006



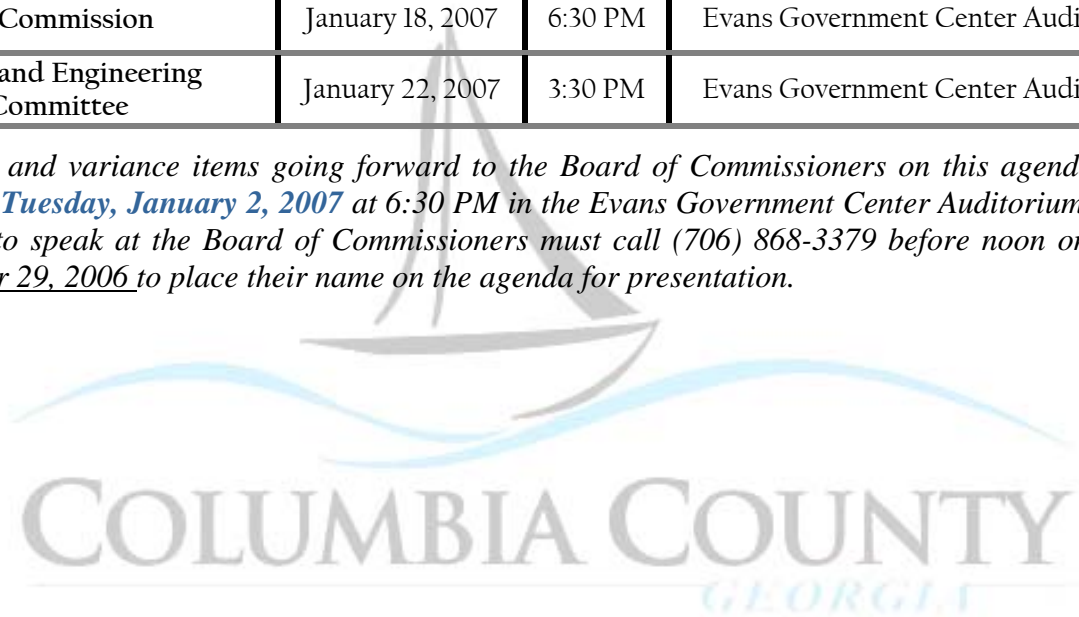
AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

Meeting Schedule: December 2006-January 2007

Board/Commission	Date	Time	Location
Planning Commission	December 21, 2006	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	January 2, 2007	6:30 PM	Evans Government Center Auditorium
Planning Commission	January 4, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	January 16, 2007	6:30 PM	Evans Government Center Auditorium
Planning Commission	January 18, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	January 22, 2007	3:30 PM	Evans Government Center Auditorium

*Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, January 2, 2007** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, December 29, 2006 to place their name on the agenda for presentation.*



REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from M-1 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 078 B Parcel # 0511
Address Flowing Wells Rd Acreage 6.213
Road Frontage 300 feet on the North/South/East/West (circle one) side of
Flowing Wells Road. Property is approximately 100 feet from the
intersection of Flowing Wells & Wheeler Rd. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: McKnight Properties Inc. APPLICANT: B+C Southeast, LLC
ADDRESS: 635 Northwest Frontage ADDRESS: 2743 Perimeter Pkwy
CITY: Augusta ZIP: 30907 CITY: Augusta ZIP: 30909
PHONE #: 706-863-7784 PHONE #: (706) 722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

W. D. McJannet
Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Janet A. Gaudin Notary Public

My Commission Expires 2/06/2009

Please return original notarized application with all documents, along with your \$535.00 application fee to:

Columbia County Planning and Development Division

P.O. Box 498

630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 Parcel # 039
Address Pleasant Home Rd. Acreage 6.21
Road Frontage 650 feet on the North (South) East/West (circle one) side of
Pleasant Home Road. Property is approximately 425 feet from the
intersection of Pleasant Home Rd & Old Anderson Road. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: William D McKnight + Mason H. McKnight III APPLICANT: B+C Southeast, LLC
ADDRESS: PO Box 204718 ADDRESS: 2743 Perimeter Pkwy
CITY: Augusta ZIP: 30917 CITY: Augusta ZIP: 30909
PHONE #: 706-863-7784 PHONE #: (706)-722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

William D. McKnight
Owner's Signature

B+C Southeast
Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Janet N. Gordon Notary Public

My commission expires 2/06/2009
Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 Parcel # 039
Address Pleasant Home Rd. Acreage _____
Road Frontage _____ feet on the North/South/East/West (circle one) side of _____
_____ feet from the intersection of _____
Property is approximately _____ feet from the intersection of _____
The attached plat for the property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Mason H. McKnight III APPLICANT: B+C Southeast, LLC
ADDRESS: PO Box 204718 ADDRESS: 2743 Perimeter Pkwy
CITY: Augusta ZIP: 30917 CITY: Augusta ZIP: 30909
PHONE #: 706-863-7784 PHONE #: (706) 722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Will D. McKnight III
Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Janet W. Gorman Notary Public

my commission exp. 2/06/2009
Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from B-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 Parcel # 040
Address Pleasant Home Rd. Acreage 5.04
Road Frontage none feet on the North/South/East/West (circle one) side of
intersection of Pleasant Home & Old Anderson. Property is approximately 910 feet from the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: B+C Southeast, LLC + APPLICANT: B+C Southeast, LLC
ADDRESS: 2743 Perimeter Pkwy ADDRESS: 2743 Perimeter Pkwy
CITY: Augusta ZIP: 30909 CITY: Augusta ZIP: 30909
PHONE #: (706) 722-5565 PHONE #: (706) 722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

[Signature]
Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Janet M. Jordan Notary Public
My Commission Exp. 2/06/2009

Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 Parcel # 040
Address Pleasant Home Rd. Acreage 5.04
Road Frontage NONE feet on the North/South/East/West (circle one) side of
intersection of Pleasant Home Rd & Old Anderson Rd. Property is approximately 910 feet from the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: McKnight Investment Co + APPLICANT: B+C Southeast, LLC
ADDRESS: 635 NW Frontage Rd ADDRESS: 2743 Perimeter Pkwy
CITY: Augusta GA ZIP: 30907 CITY: Augusta ZIP: 30909
PHONE #: 706-863-7784 PHONE #: (706) 722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Chell D. McKeith
Owner's Signature

B. G. Gifford
Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Janet M. Gordon Notary Public
My Commission Exp. 2/06/2009

Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from B-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 Parcel # 041
Address 107 Windom Josey Trail Acreage 1.55
Road Frontage 210 feet on the North/South/East/West (circle one) side of
Windom Josey Trail. Property is approximately 1050 feet from the
intersection of Pleasant Home Rd + Old Anderson Rd. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Mary Christmas Josey APPLICANT: B&C Southeast, LLC
ADDRESS: 107 Windom Josey Trail ADDRESS: 2743 Perimeter Pkwy
CITY: Martinez ZIP: 30907 CITY: Augusta ZIP: 30909
PHONE #: _____ PHONE #: (706) 722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Mary Christmas Josey
Owner's Signature

B. C. Southeast, LLC
Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Jakob W. Jordan Notary Public

my commission exp. 2/06/2009

Please return original notarized application with all documents, along with your \$535.00 application fee to:
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P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 Parcel # 042
Address 108 Windom Josey Trail Acreage 2.08
Road Frontage 235 feet on the North/South/East/West (circle one) side of
Windom Josey Trail. Property is approximately 1000 feet from the
intersection of Pleasant Home Rd & Old Anderson Road. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Karen Sheppard Josey APPLICANT: B&C Southeast, LLC
ADDRESS: 108 Windom Josey Trail ADDRESS: 2743 Perimeter Pkwy
CITY: Martinez ZIP: 30907 CITY: Augusta ZIP: 30909
PHONE #: 706-860-4964 PHONE #: (706) 722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Karen Sheppard Josey
Owner's Signature

B. C. Southeast, LLC
Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Janet H. Giddens Notary Public

My commission exp 2/06/2009
Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division
P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
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REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from B-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 Parcel # 043
Address 101 Windom Josey Trail Acreage 1.51
Road Frontage 165 feet on the North/South/East/West (circle one) side of
Windom Josey Trail. Property is approximately 845 feet from the
intersection of Pleasant Home Rd & Old Anderson Road. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Windom H. Josey APPLICANT: B & C Southeast, LLC
ADDRESS: 101 Windom Josey Trail ADDRESS: 2743 Perimeter Pkwy
CITY: Martinez ZIP: 30907 CITY: Augusta ZIP: 30909
PHONE #: 706-831-7040 PHONE #: (706) 722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

[Signature]
Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: [Signature] Notary Public

My commission exp. 2/06/2009
Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from B-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 Parcel # 044
Address 105 Windom Josey Trail Acreage 1.55
Road Frontage 225 feet on the North/South/East/West (circle one) side of
Windom Josey Trail. Property is approximately 875 feet from the
intersection of Pleasant Home Rd & Old Anderson Road. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Tarynn W. Josey APPLICANT: B&C Southeast, LLC
ADDRESS: 105 Windom Josey Trail ADDRESS: 2743 Perimeter Pkwy
CITY: Martinez ZIP: 30907 CITY: Augusta ZIP: 30909
PHONE #: 706-414-9001 PHONE #: (706) 722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Tarynn Josey
Owner's Signature

B&C Southeast, LLC
Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Janet M. Williams Notary Public

my commission exp. 2/06/2009
Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division
P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from B-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 Parcel # 045
Address 101 Windom Josey Trl Acreage 1.55
Road Frontage 215 feet on the North/South/East/West (circle one) side of
Windom Josey Trail. Property is approximately 800 feet from the
intersection of Pleasant Home Rd & Old Anderson Rd. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Debra F Love Meghee APPLICANT: B+C Southeast, LLC
ADDRESS: 4171 Melvin Rd. ADDRESS: 4743 Perimeter Pkwy
CITY: Evans ZIP: 30809 CITY: Augusta ZIP: 30909
PHONE #: 706 868 5882 PHONE #: (706) 722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. no (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Debra F. Love Meghee
Owner's Signature

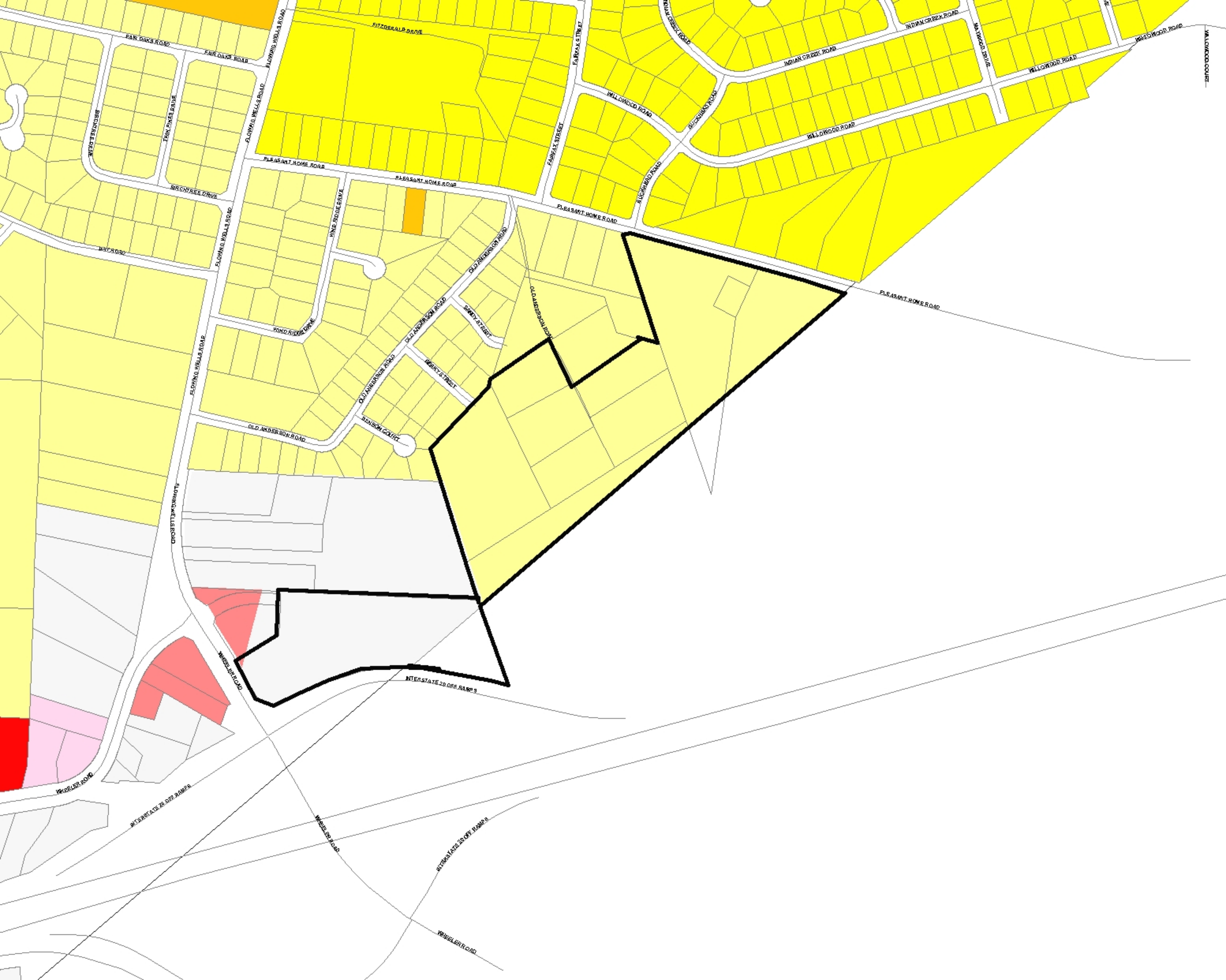
[Signature]
Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Janet W. Gordon Notary Public

My Commission Exp. 2/06/2009
Please return original notarized application with all documents, along with your \$535.00 application fee to:
My Commission Expires 2/6/2009 Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____





REZONING

December 21, 2006

FILE: RZ 06-10-04

M-1 and R-2 to C-2

Property Information	
Tax ID	Tax Map 078B Parcel 051I, Tax Map 079 Parcel 039, Tax Map 079 Parcel 040, Tax Map 079 Parcel 041, Tax Map 079 Parcel 042, Tax Map 079 Parcel 043, Tax Map 079 Parcel 044, and Tax Map 079 Parcel 045; And Portion within Columbia County listed in Richmond County for Tax Map 022-0-010-02-0, 022-0-025-00-0, and 022-0-010-08-0
Location/address	Flowing Wells Road, Windom Josey Trail, Pleasant Home Road
Parcel Size	± 31.75 acres
Current Zoning	M-1 (Light Industrial) and R-2 (Single Family Residential)
Existing Land Use	Single Family Residential, Industrial, Vacant
Future Land Use	Industrial, commercial, high density residential potential
Request	C-2 (General Commercial)
Commission District	District 2 (Mercer)
Recommendation	

Summary and Recommendation

[See analysis of the traffic impact study attached to this staff report]

Blanchard and Calhoun Commercial, applicant, and various owners request the rezoning of a combined 31.75 acres located north of I-20 and between Flowing Wells Road and Bobby Jones Parkway from M-1 and R-2 to C-2 to allow development of a large shopping center. The property is located within both Columbia and Richmond counties, and future development will require approval of both counties. In addition, the project will require inter-county cooperation as development progresses. Finally, based upon the total commercial square footage, the project may require a Development of Regional Impact (DRI) study through the Regional Development Center (RDC).

The property is located next to Interstate 20 in an area that has historically been industrial and heavy commercial. It has been considered a part of or adjacent to the Tier I Martinez commercial node. Given the proximity to I-20 and Bobby Jones Expressway, it is unlikely that the currently zoned R-2 properties would be developed as single family residential. Typical development in close proximity to an interstate would be commercial, industrial, or high density residential. Therefore, staff believes that this location as a large commercial venture does have merit. There are established single family residential uses to the



REZONING

December 21, 2006

FILE: RZ 06-10-04

M-1 and R-2 to C-2

north and west of the proposed commercial use; the code establishes buffering provisions intended to minimize any negative effects that the commercial use may present to the residential uses. It appears that if the rezoning were approved perhaps seven lots occupied by residential structures would abut the property being considered for commercial zoning.

The applicant submitted a preliminary conceptual plan that proposed restructuring the road network in this area. Currently the main east west road is Pleasant Home Road that extends between Bobby Jones Expressway on the east to Flowing Wells Road on the west. Given the fact that Pleasant Home Road is one of the few east-west through streets in the area, it carries a significant volume of traffic. The proposed road restructuring would follow the current path of Pleasant Home Road from its intersection with Bobby Jones Expressway westward for about 4,000 feet, at which point it would be rerouted through the commercially zoned property and would continue westward for another 4,000 feet to the intersection of Flowing Wells Road and Wheeler Road. This change to the road network could substantially reduce the flow of traffic on the western end of Pleasant Home Road, which is primarily a residential area.

Staff expressed concern about the potential traffic impact to Pleasant Home, Flowing Wells, and Wheeler Roads. A development of the magnitude proposed with big box retail as well as several "out parcels" that could be used for retail, restaurants, and similar commercial uses would generate a significant increase in traffic volumes in the general area. The applicant commissioned a traffic study to measure the potential impacts, as well as possible solutions or measures to mitigate those impacts. The Planning Commission tabled further action on this project until December 7 when the consultant indicated the traffic study would be completed. On December 7 the Planning Commission tabled this matter once again to allow staff to analyze the traffic impact study provided by the proponent. An analysis of this report is attached at the end of this report.

Staff of the county construction and maintenance department has met with the applicant and will be involved should the project move forward. Also, the county water and sewer department must be involved to determine where lift stations may be required.

The Planning Commission held the public hearing on December 7. Those in attendance who wanted to speak on this matter expressed their desires to maintain a 50 foot wide buffer between their residential properties and this development. They also voiced concerns with the possibility of loading and unloading during night hours, and the use of vehicles at night cleaning the parking areas. Concern with lights bleeding into their residential neighborhood was also a concern. The developer stipulated that all loading, unloading and cleaning activity would occur between the hours of 6:00 a.m. and 11:00 p.m., and all lights would be directed away from residential areas. The developer committed to a 50 foot wide landscaped and opaque structural buffer adjacent to residential areas.

Interdepartmental Review

Conditions

Planning: If the threshold criteria are reached requiring a development of regional impact (DRI) review, the developer will be required to complete those necessary steps.



REZONING

December 21, 2006

FILE: RZ 06-10-04

M-1 and R-2 to C-2

Approval shall be based upon evidence from the traffic study that the road network including both the existing system and the new roads to be constructed by the developer will accommodate traffic flows at an acceptable level of service. Approval shall not be given until the results of the traffic study have been adequately reviewed by county staff.

A 50 foot wide buffer including a structural element (fence) and opaque landscape screening will be placed along all residential neighborhoods as agreed to by the petitioner.

Loading, unloading and exterior cleaning of parking lots, etc. will occur between the hours of 6:00 a.m. and 11:00 p.m. only as agreed to by the petitioner.

Lighting will be controlled in terms of intensity and direction. It will be directed down toward the commercial area and away from adjoining residential areas as agreed to by the petitioner.

Engineering: The property is located in the Crane Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. State waters are present on the property. If a stream buffer variance is required for any aspect of site work, approval from the Georgia EPD is required.
2. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers
3. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
4. Storm water detention will be required.
5. A left turn analysis will be required to determine the need for installation of a left turn lane on Pleasant Home Road.
6. A deceleration lane, dimensioned for the posted speed limit on Pleasant Home Road will be required.
7. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
8. A site plan must be submitted to and approved by the County Engineer.
9. All proposed improvements must conform to current county standards.

Water and Sewer: Some parcels would require a sewage lift station. The Owner/Developer would be responsible for all costs to provide water and sewer services to various parcels.

Health Department: Must contact health department.

Storm water: An Easement is required over all storm lines.

Construction and Maintenance: Access to be approved by Georgia Department of Transportation must approve access to widening project. The County Engineer must approve access to county road.

Comments

Water and Sewer: County water is available on a sixteen inch line and an eighteen inch line. County sewer is available on an eight inch line on Windom Josey Trail. This project will not affect the capacity of existing water and sewer infrastructure.

Storm water: Permanent drainage and utility easements are required. There are no active projects in the area.

Sheriff: There have been traffic accidents in the past 12 months on Flowing Wells and Pleasant Home Road. This project will affect safety and traffic conditions in the area. Commercial construction sites are high risk areas for thefts and property damage. The Sheriff's Office will implement patrols to deter these



REZONING

December 21, 2006

FILE: RZ 06-10-04

M-1 and R-2 to C-2

types of crimes. There is adequate access for public safety vehicles. Depending on the location of the entrance/exists, this project may require deceleration lanes.

Construction and Maintenance: This project will affect the priority of planned road projects. Columbia County is designing a project from I-20 to Washington Road along Flowing Wells.

Green space: This property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is consistent with the prevailing zoning and land use pattern.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request could adversely affect the nearby neighborhood. However, buffering provisions are in place to minimize the impact.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The zoning proposal is compatible with the purpose and intent of the GMP in so far as this area is considered a part of the Martinez Tier I node.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property could be used for residential use, although its proximity to I-20 and Bobby Jones Expressway would suggest that the property is most suited for high density residential, as opposed to single family.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal could cause excessive or burdensome use of public facilities or services. The applicant has commissioned a traffic study to measure the impact of the proposed commercial use on county owned roads. Those results are not yet available.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is reflected in existing industrial zoning of nearby properties, but is not reflected in the adjacent residential properties.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request meets this balance test.



REZONING

December 21, 2006

FILE: RZ 06-10-04

M-1 and R-2 to C-2

Analysis of Traffic Impact Study

Following is the Planning Division's analysis of the traffic impact study. The county engineer is also reviewing this document and may have further comments prior to the meeting.

The traffic impact analysis assumes the development will consist of a discount store of about 125,000 square feet, a 100 room hotel and sites for as many as five restaurants.

The traffic impact analysis concludes that:

- The proposed development will generate 4,997 additional trips per day coming to and leaving the site.
- 85 percent of the new traffic generated by the proposed commercial development will come from or go toward Flowing Wells and Wheeler Road. The remaining 15 percent will flow east bound on Scott Nixon/Pleasant Home or on Frontage Road.
- About 2000 new trips generated by the proposed commercial development will come from or go northbound on Flowing Wells and another 2000 will come from or go southbound on Wheeler Road.
- About 750 new trips will flow east bound on Scott Nixon/Pleasant Home or on Frontage Road.
- The volumes of new trips westbound will range from 396 during the afternoon peak hour to 511 on the Saturday peak hour, with the majority of these trips turning southbound toward I-20, but with a volume almost as high going northbound on Flowing Wells Road.
- The volumes heading eastbound are much smaller – from 59 to 82 trips during any peak hour.

Wheeler, Flowing Wells and Wellsbo Road intersection

- Under current conditions (without the new commercial development) two traffic movements at this intersection function at an unacceptable level:
 - Eastbound turning south onto Wheeler Road – This movement functions at unacceptable levels at both the noon peak hour and the afternoon peak hour.
 - Northbound turning west onto Wheeler Road – This movement functions at an unacceptable level during the afternoon peak hour.
- With the new development six traffic movements will function at unacceptable levels at this intersection:
 - Eastbound turning south onto Wheeler Road – This movement would function at an unacceptable level at the afternoon peak hour; the noon hour deficiency would be solved.
 - Northbound turning west onto Wheeler Road – This movement would continue to function at an unacceptable level during the afternoon peak hour.
 - The westbound left movement **from the new development** would function at an unacceptable level during the afternoon peak.
 - The westbound through and right turn movements **from the new development** would function at an unacceptable level during the noon and afternoon peaks.
 - The northbound right turn **toward the new development** would function below an acceptable level during the Saturday peak.
 - The southbound left turn **toward the new development** would function below an acceptable level during the Saturday peak.
- The traffic analysis states that two intersection improvements are needed with or without the proposed development:
 - provide an additional lane of traffic for a continuous eastbound right turn lane to head southbound on Wheeler Road and extend this right lane to the I-20 interchange
 - provide a second northbound left turn lane to head westbound onto Wheeler Road
- To accommodate the proposed development these additional improvements would be required at this intersection:



REZONING

December 21, 2006

FILE: RZ 06-10-04

M-1 and R-2 to C-2

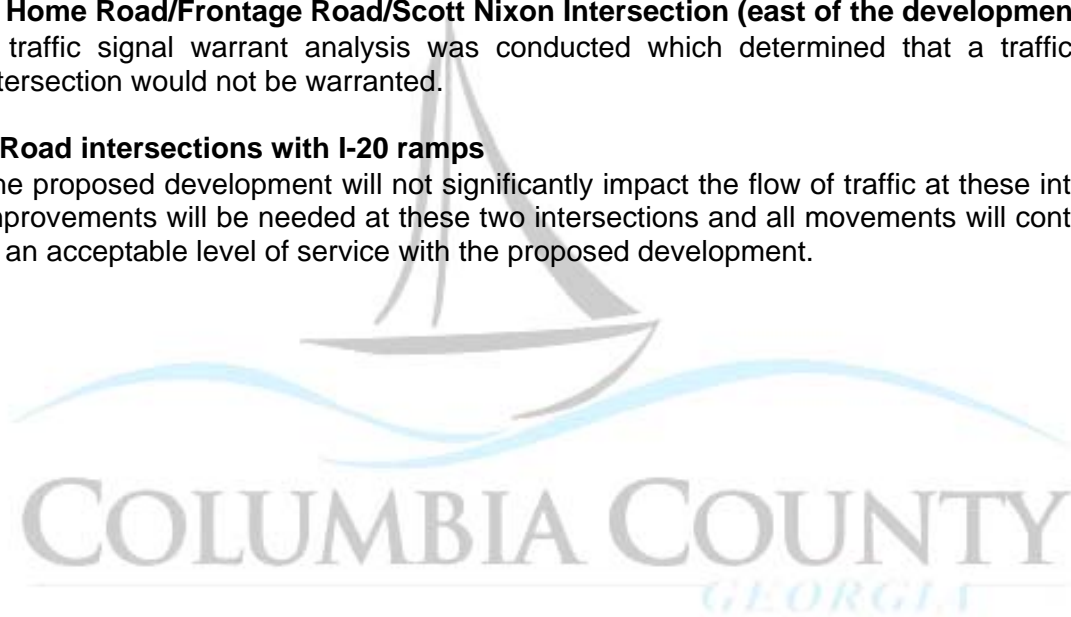
- Dual westbound left turn lanes heading southbound
 - One exclusive westbound through lane
 - One exclusive right turn lane heading northbound
- With the improvements listed all intersection movements would function at LOS D or better at noon, afternoon and Saturday peak periods.
- The proposed commercial development would be responsible for the intersection improvements to the east leg of the intersection which would solve the deficiency problems except for the two deficiencies that exist today – the north bound left turn movement and the east bound right turn movement. These improvements are part of the proposed Flowing Wells widening.
- The Flowing Wells widening has been prolonged to right-of-way acquisition in 2009, and construction during 2011.

Pleasant Home Road/Frontage Road/Scott Nixon Intersection (east of the development)

- A traffic signal warrant analysis was conducted which determined that a traffic signal at this intersection would not be warranted.

Wheeler Road intersections with I-20 ramps

- The proposed development will not significantly impact the flow of traffic at these intersections. No improvements will be needed at these two intersections and all movements will continue to operate at an acceptable level of service with the proposed development.



REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 046 Parcel # 079 046
Address 108 Windom Josey Trl Acreage 1.42 acres
Road Frontage 215 feet on the North/South/East/West (circle one) side of
Windom Josey Trail Property is approximately 650 feet from the
intersection of Windom Josey Trail + Pleasant Home Rd. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Shawn W. Josey APPLICANT: B+C Southeast, LLC
ADDRESS: 108 Windom Josey Trl ADDRESS: 2743 Perimeter Parkway
CITY: Martinez ZIP: GA CITY: Augusta ZIP: 30909
PHONE #: 706-863-5750 PHONE #: 706-722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

[Signature]
Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 26th day of October, 2006
By: [Signature] Notary Public

Please return original notarized application with all documents, along with your \$535.00 application fee to:

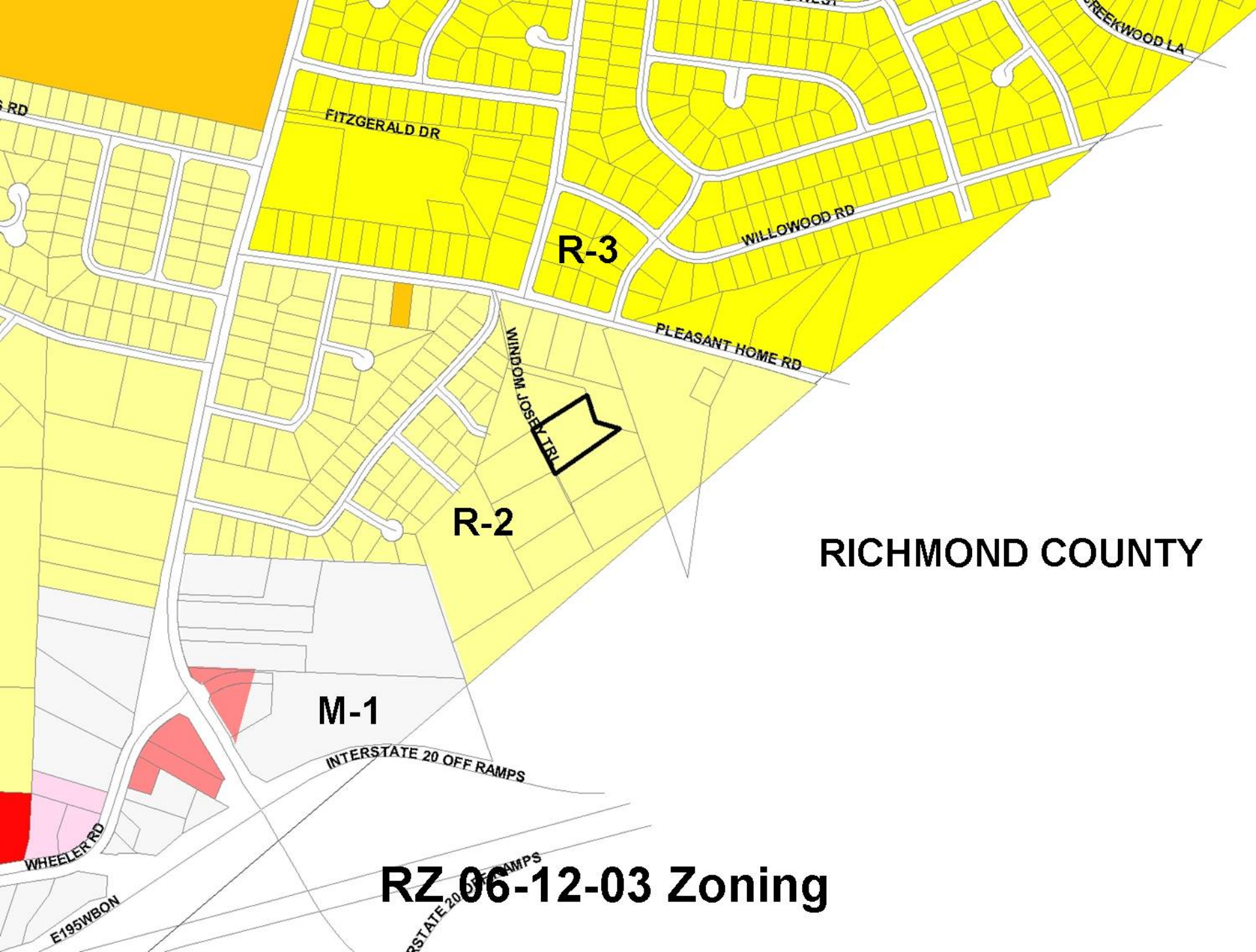
Columbia County Planning and Development Division

P.O. Box 498

630 Ronald Reagan Drive

Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # R2 06-12-03



R-3

R-2

M-1

RICHMOND COUNTY

RZ 06-12-03 Zoning



REZONING

December 21, 2006

FILE: RZ 06-12-03

R-2 to C-2

Property Information	
Tax ID	Tax Map 079 Parcel 046
Location/address	102 Windom Josey Trail
Parcel Size	± 1.42 acres
Current Zoning	R-2 (Single Family Residential)
Existing Land Use	Single family residential
Future Land Use	Higher density residential or commercial if combined with larger adjacent parcels
Request	C-2 (General Commercial)
Commission District	District 2 (Mercer)
Recommendation	

Summary and Recommendation

Mr. Shawn Josey, owner, and B & C Southeast, LLC, applicant, are requesting rezoning of this one parcel of property from R-2 single family residential to C-2 general commercial district. The property contains 1.42 acres. This rezoning should be considered with petition RZ 06-10-04, the larger rezoning to commercial. The intent is to fold this one residential property into that larger commercial rezoning and project. This parcel currently is used as residential. The other properties that it abuts are currently vacant. Thus, staff believes the same circumstances and conditions that would pertain to this rezoning are stated in the staff report for RZ 06-10-04. A condition of rezoning is that this parcel shall not be used for commercial purposes independently of the adjoining properties included in RZ 06-10-04, and access to this property for any use other than the current residential use shall not be from Windom Josey Trail.

Interdepartmental Review

Conditions

See RZ 06-10-04

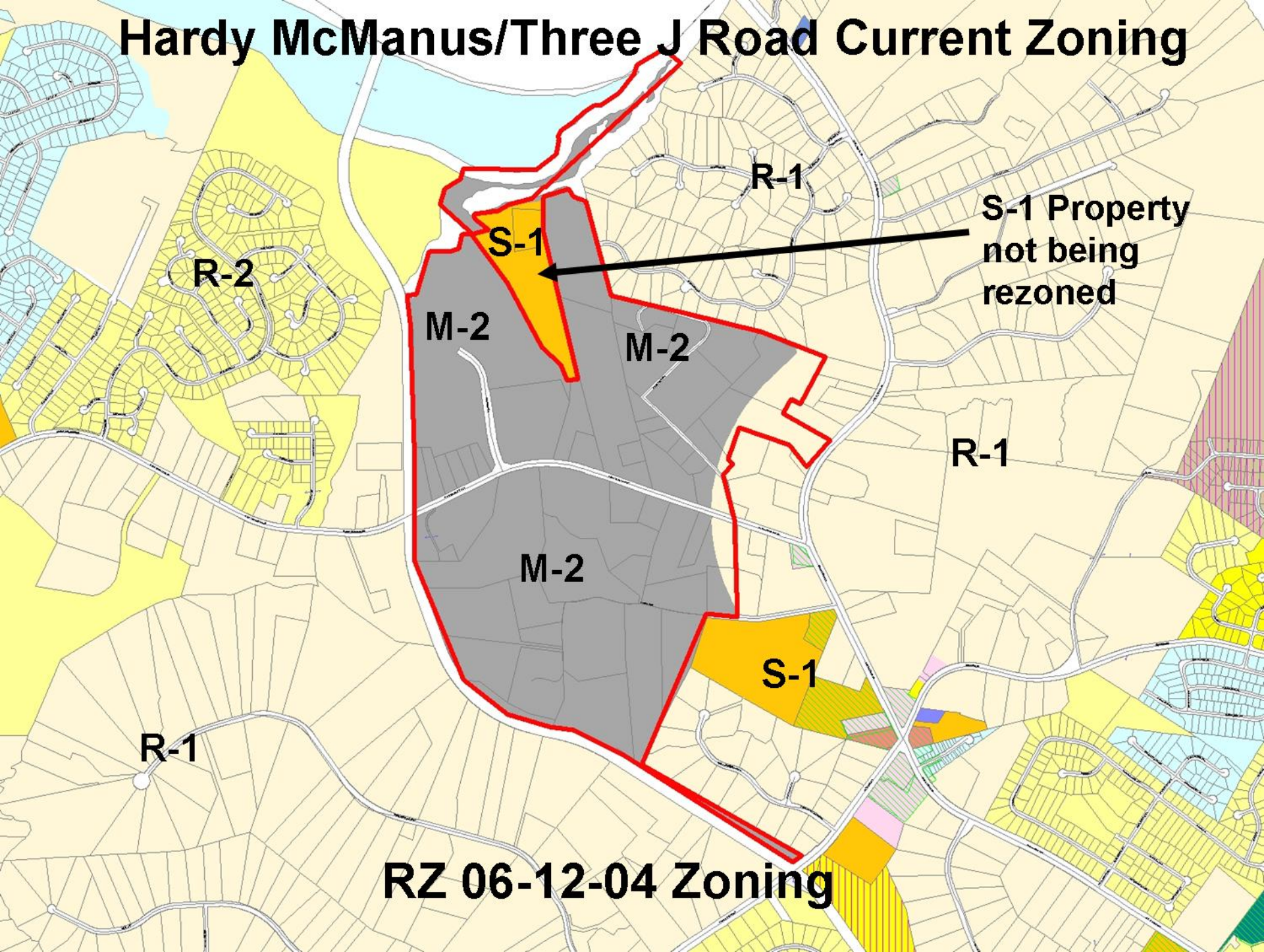
Comments

See RZ 06-10-04

Criteria for Evaluation of Rezoning Request

See RZ 06-10-04

Hardy McManus/Three J Road Current Zoning





COUNTY INITIATED

FILE: RZ 06-12-04

M-2 to R-1

Property Information	
Tax ID	Tax Map/Parcels: 51 Parcels
Location/address	Hardy McManus Road / Three J Road
Parcel Size	± 400 acres
Current Zoning	M-2 (General Industrial)
Existing Land Use	Single Family Residential, Public Uses
Future Land Use	Low Density Single Family Residential
Request	R-1 (Single Family Residential)
Commission District	District 1 (Brown)
Recommendation	Approval

Summary and Recommendation

Update to previous staff report:

The Planning Commission held the public hearing on December 7 and heard from residents and property owners who were in favor of the rezoning, opposed to the rezoning, and somewhat confused and ambivalent about the rezoning. After much testimony and discussion the attendees agreed that a tabling of this matter for two weeks would give the opportunity to have some further discussion and perhaps education on the rezoning.

Since the Planning Commission meeting on December 7 one interested party who is in favor of the rezoning has contacted the staff to discuss issues with this rezoning. A second contact by this individual has requested a meeting for this Friday afternoon with residents in the community to discuss the issues. A staff person will attend that meeting to provide whatever information we can to help the property owners in this decision. Since that meeting will not be held until after the mailout is prepared, staff will update the commission before or at the meeting.

The Planning Commission at their October 19, 2006 meeting voted unanimously to initiate the rezoning of 51 parcels located on Hardy McManus and Three J Roads just west of Fury's Ferry Road from M-2 to R-1. The existing M-2 (general industrial) zoning is inconsistent with the prevailing development pattern in the area and with the Growth Management Plan which calls for lower density single-family residential for this area. The lots have developed as single-family residential with lot sizes ranging from about 1 acre up to nearly 23 acres. Staff is also including property owned by the Board of Education and by Columbia County in this request. A similar request was considered in the 1990s and did not pass when it went before the Planning Commission and Board of Commissioners because of the objection of some property owners.



COUNTY INITIATED

December 21, 2006

FILE: RZ 06-12-04

M-2 to R-1

Staff has brought this request before the Planning Commission once again to bring the area into conformity with the surrounding character of the area and to conform to the GMP. There are other reasons to consider the zone change. Residents who have built single-family dwellings on these industrially zoned properties currently are not permitted to expand or enlarge their homes because they are nonconforming land uses. Additionally, financial institutions are hesitant to issue loans for properties that do not conform to zoning regulations. By bringing these lots into conformity with the zoning requirements, most of these problems can be alleviated.

The R-1 zoning will also allow many of these large lots that have adequate County road frontage to be subdivided into lots of 30,000-40,000 square feet (depending on sewer availability), which will allow more beneficial use of the properties. It is also unlikely that any sort of industrial development would relocate to this area because of the proximity to single-family residential properties and an elementary school. Planning staff has consulted with the Tax Assessor's office, and they have noted that each property that the County is considering for this rezoning is currently being assessed at residential rates, so this zoning change will not have any effect on the property taxes.

Staff has notified each property owner by letter of the date of the public hearing.

Staff recommends **approval** of RZ 06-12-04 with all departmental comments and conditions included.

Interdepartmental Review:

Conditions

Engineering: The property is located in the Bettys Branch drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

Water and Sewer: Cost would vary to serve each individual parcel with water and sewer. Owners would be responsible for all costs involved.

Storm Water: No conditions received.

Construction and Maintenance: Access to be approved by the County Engineering Department.

Comments

Water and Sewer: County water is available on a ten inch and eight inch line on Hardy McManus Road and Three J Road. County sewer is available on an eighteen inch and twenty-four inch line along Bettys Branch. This project will not affect the capacity of existing water and sewer infrastructure.

Storm water: No comments received.

Construction and Maintenance: This project will affect the priority of planned road projects as there is a future intersection improvement planned at Hardy McManus Road and Fury's Ferry Road (S.R. 28).

Health Department: Should have county sewer.

Green space: This property is located in a targeted area for green space. There are green space program lands in the area located in the Stratford subdivision (52 acres).



COUNTY INITIATED

FILE: RZ 06-12-04

M-2 to R-1

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The current M-2 zoning is not consistent with the prevailing land use pattern. R-1 zoning is much more compatible with the surrounding zoning and will provide opportunity for single family development and redevelopment in this area.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The R-1 request will not adversely affect the nearby neighborhood. The current zoning of M-2 is much more likely to adversely affect the surrounding properties.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The R-1 zoning proposal is compatible with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property could not be used for single-family residential uses as it is currently zoned for general industrial. This renders all properties with existing single family residential uses non-conforming.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal will not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is reflected in existing zoning of all nearby properties, and its location outside of the nodes makes it most appropriate for single family residential development.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request for R-1 meets this balance test. R-1 would provide a more compatible land use and opportunity for expansion of existing residences and further development and redevelopment of the area as single-family residential.

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R1 to R2 - RCO

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 067 Parcel # 017
Address 4935 HEREFORD FARM Rd. Acreage 61.8 Ac.
Road Frontage _____ feet on the North South/East/West (circle one) side of
HEREFORD FARM Rd. Property is approximately 3,000 feet from the
intersection of BLANCHARD Rd. The attached plat for the
property was prepared by JOHNSON, LACROBER & ASSOC. P.C. and dated 10-27-06

PROPOSED USE:

If approved, the property will be used for the following purposes:

RESIDENTIAL SUBDIVISION

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Arthur Marshall APPLICANT: Arthur Marshall
ADDRESS: 432 S. Belair Rd ADDRESS: 432 S. Belair Rd
CITY: Martinez ZIP: 30907 CITY: Martinez ZIP: 30907
PHONE #: 706-836-1500 PHONE #: 706-836-1500

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. _____ (yes or no). **If yes, a full written disclosure must be submitted.**

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Owner's Signature

Applicant's Signature

Subscribed and sworn to before me on 3rd day of November 2006
By: Tamra H. Fulmer Notary Public

Please return original notarized application with all documents, along with your \$535.00 application fee to:

Columbia County Planning and Development Division

Tamra H. Fulmer

P.O. Box 498

Notary Public, McDuffie County, Georgia

630 Ronald Reagan Drive

My Commission Expires 5-7-10

Evans, GA 30809

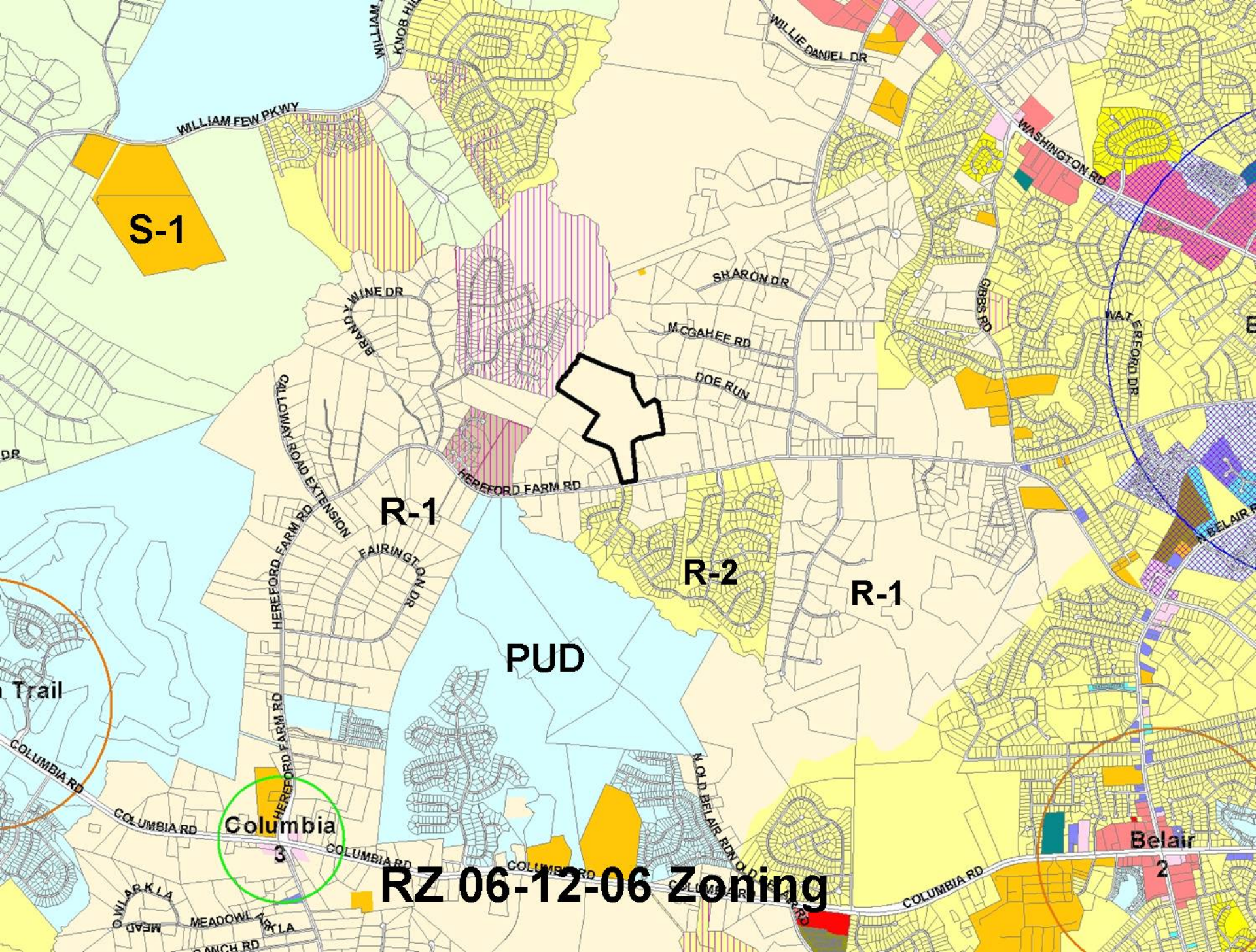
Date Received: _____
Public Hearing Date: _____
File # _____

REZONING NARRATIVE
FOR
HEREFORD FARM ROAD SUBDIVISION
Mr. Arthur Marshall
Marshall Homes by Custom Contractors, Inc.

The design objective for this development is to create a neo-traditional neighborhood with slightly smaller lot sizes than seen under the current zoning. This design intent will allow the creation of both greater housing density along with a variety of community trails and common Open Space areas— including a 14 acre wetlands area.

Smaller lots will not mean lower quality housing as the developer intends to create a high-end neighborhood using strong architectural and site design guidelines. Owners will have less maintenance on their individual property and will be guaranteed the preservation of undeveloped land in their immediate surroundings. In addition to common Open Space areas and community trails the subdivision will include site amenities such as sidewalks on either side of the roads, traditional style streetlights and common architectural elements and materials throughout the site to ensure the consistent application of the aesthetics of a neo-traditional neighborhood.

By allowing smaller lots, not only will there be no compromise on the quality of housing provided but there will also be the added benefit of community green space used for pocket parks and walking trails providing opportunities for both active and passive recreation. This system of green space provides connectivity throughout the development creating a pedestrian friendly community. This combination of low-maintenance, high-quality housing and shared open space will offer a unique sense of community within the development and provide Columbia County with a model development for future growth.



S-1

R-1

R-2

R-1

PUD

Columbia

Belair

RZ 06-12-06 Zoning

ZONING DATA

ADDITIONAL ZONING	1. MINIMUM LOT AREA	10,000
ADDITIONAL ZONING	2. MINIMUM LOT AREA	10,000
ADDITIONAL ZONING	3. MINIMUM LOT AREA	10,000
ADDITIONAL ZONING	4. MINIMUM LOT AREA	10,000
ADDITIONAL ZONING	5. MINIMUM LOT AREA	10,000
ADDITIONAL ZONING	6. MINIMUM LOT AREA	10,000
ADDITIONAL ZONING	7. MINIMUM LOT AREA	10,000
ADDITIONAL ZONING	8. MINIMUM LOT AREA	10,000
ADDITIONAL ZONING	9. MINIMUM LOT AREA	10,000
ADDITIONAL ZONING	10. MINIMUM LOT AREA	10,000

NO.	DESCRIPTION	DATE	BY	FOR
1	PRELIMINARY MASTER DEVELOPMENT PLAN	10/1/00	JL	FOR
2	REVISION	10/1/00	JL	FOR
3	REVISION	10/1/00	JL	FOR
4	REVISION	10/1/00	JL	FOR
5	REVISION	10/1/00	JL	FOR
6	REVISION	10/1/00	JL	FOR
7	REVISION	10/1/00	JL	FOR
8	REVISION	10/1/00	JL	FOR
9	REVISION	10/1/00	JL	FOR
10	REVISION	10/1/00	JL	FOR

**PRELIMINARY MASTER DEVELOPMENT PLAN
WITH UNDERLYING ZONING R-2**

GRAPHIC SCALE
1" = 100' 0"

JL

JOHNSON LASCHNER & ASSOCIATES, P.C.

4521 S. BELLAIR BLVD., SUITE 1000, ATLANTA, GA 30338

PRELIMINARY MASTER DEVELOPMENT PLAN

PC-04A C



REZONING

December 21, 2006

FILE: RZ 06-12-06

R-1 to R-2 RCO

Property Information	
Tax ID	Tax Map 067 Parcel 017
Location/address	4935 Hereford Farm Road
Parcel Size	± 61.8 acres
Current Zoning	R-1 (Single Family Residential)
Existing Land Use	Vacant
Future Land Use	Medium density residential
Request	R-2 RCO (Single Family Residential with a Residential Cluster Overlay)
Commission District	District 3 (Ford)
Recommendation	Disapprove

Summary and Recommendation

Update to previous staff report: Following the Planning Commission meeting on December 7 staff contacted Mr. Marshall to offer him the opportunity to discuss zoning alternatives. On Wednesday, December 13 staff met with Mr. Marshall, a business partner of his and his engineer. Staff recounted the history of rezoning petitions along Hereford Farm Road and suggested to Mr. Marshall and the others present that any rezoning other than applying the cluster overlay to the existing R-1 zoning could be remote for this property. Mr. Marshall asked about the possibility for R-1A with a cluster overlay, and staff confirmed some R-1A zoning with the RCO has been approved in the general vicinity; however, that same rezoning on this piece of property was defeated about two years ago.

Mr. Marshall stated he would be asking the planning commission to table this matter at its December 21 meeting to provide him and others time to investigate a possible layout with the cluster overlay in the R-1A zoning district. Staff urged Mr. Marshall to contact all of those persons who had appeared at the last meeting to notify them of his intent to ask for tabling since many of those residents objected to the matter being tabled to the December 21 meeting so close to the holidays. Staff provided Mr. Marshall with a list of those who had spoken with their addresses and telephone numbers.

Mr. Arthur Marshall, owner and applicant, requests the rezoning of a 61.8 acre parcel of land at 4935 Hereford Farm Road from R-1 single family residential to R-2 single family residential with a residential cluster overlay (RCO). Under the R-1 zoning the property can be subdivided into 40,000 square foot lots without sewer and into 30,000 square foot lots if sewer service is available. The density of development would be about one lot per acre or slightly higher with the smaller lots.



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R-1 to R-2 RCO

The R-2 zoning district reduces the required lot size to only 10,000 square feet, thus allowing an increase in density. The application shows that the land could yield 114 lots with the R-2 zoning district, which would almost double the number of lots that could be attained under the R-1 zoning.

The petitioner also seeks approval of the residential cluster overlay that allows further reductions in the lot size and setbacks to enable the developer to use the more suitable portions of the site more intensively, and to maintain areas of steep slopes or floodplain or wetlands as undeveloped open space. The plan of development with the RCO indicates the property would yield 154 lots that would increase the density to 2.5 lots per acre. The minimum lot size would drop to 6,000 square feet and the average lot size would be 7,500 square feet.

There is no precedent for imposing an R-2 RCO along this portion of Hereford Farm Road. Farmington Subdivision across Hereford Farm Road is zoned R-2 but does not have the cluster overlay. Further, lots in this subdivision are at least 10,000 square feet in size and many of them are considerably in excess of 10,000 square feet.

More recent rezonings along Hereford Farm Road have attempted to achieve densities higher than the R-1 but lower than the R-2 district. Two parcels west of the one in question were rezoned to R-1A with a cluster overlay. This zoning district allows lots as small as 12,000 square feet but the average lot size must be 15,000 square feet. Clearly these R-1A districts are less dense than the R-2 RCO being requested.

In October 2004 this same piece of property was presented for rezoning to R-1A with a cluster overlay. That rezoning ran into considerable opposition from surrounding property owners who were concerned about additional traffic from a denser development and with safety issues with the retention ponds. The planning commission disapproved the request based upon its location and because it would be out of character with the surrounding area with smaller lots and reduced setbacks. Based upon the history of rezonings within this area, and the history of rezonings on this specific piece of property, staff is of the opinion that the land use policy has already been established as lower density development within the R-1 zoning district.

Staff would point out that the 2004 rezoning request for R-1A zoning with a cluster overlay proposed 93 lots. The current rezoning request is for R-2 zoning with a cluster overlay and proposes 154 lots. That represents a 40 percent increase in density over the rezoning disapproved two years ago. Staff would also point out that the cluster overlay is not intended to allow an increase in density over the R-2 district, but to enable the developer to achieve the typical R-2 density on a piece of property that has environmental limitations. The developer's application shows that the property would hold only 114 lots without the RCO and that the intent is to increase density with the RCO from 114 to 154 lots.

Interdepartmental Review

Conditions

Engineering: The property is located in the Euchee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.



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R-1 to R-2 RCO

1. Portions of this property lie within the 100-year flood plain. All "A" zoned property must be studied by an appropriate methodology to determine a BFE.
2. If state waters are present on the property and a stream buffer variance is required for any aspect of site work, approval from the Georgia EPD is required.
3. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers. A PCN will be required if the wetland impact is greater than 0.1 acre.
4. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
5. Storm water detention will be required unless site improvements result in no net increase in runoff. Storm water detention facilities cannot be located in the 100-year flood plain.
6. No irrigation systems are allowed in the right-of-way per Section 66-4 of the Columbia County Code of Ordinances.
7. A left turn analysis will be required to determine the need for installation of a left turn lane.
8. A deceleration lane, dimensioned for the posted speed limit will be required.
9. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
10. A site plan must be submitted to and approved by the County Engineer.
11. All proposed improvements must conform to current county standards.

Storm Water: Easements are required over all storm water infrastructure.

Construction and Maintenance: Access to be approved by County Engineering Department.

Green space: All passive open space shall be placed in a conservation easement or donated to the Columbia County Green Space Program. Active and passive space must be designated on the site plan and must show the acreage of each.

Comments

Water and Sewer: County water is available on a ten inch line on Hereford Farm Road. County sewer is available on an eighteen inch line in the rear half of the property. This project will not affect the capacity of existing water and sewer infrastructure.

Storm water: Permanent drainage and utility easements are required. There are no active projects in the area.

Construction and Maintenance: This project will not affect the priority of planned road projects. The developer may wish to address a future three lane section in the Future Long Range project per traffic volumes.

Health Department: Should have county sewer.

Sheriff: There have been traffic accidents in the past 12 months. This project will affect safety and traffic conditions in the area. Thefts and property damage are associated with residential development. Concentrated patrols will be needed to deter these type of crimes. Patrols for increased vehicular traffic will also be needed. There is adequate access for public safety vehicles. A deceleration traffic lane is recommended.

Board of Education: No comments received.

Green space: This property is located in a targeted area for green space.



REZONING

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R-1 to R-2 RCO

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The higher density of development permitted in the R-2 district with the residential cluster overlay provision would not be compatible with the surrounding area which is mostly R-1 with some R-2 zoning.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The higher density of development proposed would not be in character with the large lot estate pattern of development more typical along Hereford Farm Road.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The growth management plan would suggest development at a maximum density more in keeping with the R-1A density level which would yield perhaps 90 lots on this property rather than 154 lots.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property can be developed in the R-1 zoning district.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposed density would add additional traffic to Hereford Farm Road. It could also potentially overburden the sanitary sewer lines serving the area.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	No circumstances have changed in this area to justify the rezoning.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The rezoning does not strike a reasonable balance between reasonable use of the property and the land use on adjacent and surrounding properties. Lower density of development would strike the balance of reasonable use and compatibility with surrounding properties.

Tommy and Claudia Price Aerial

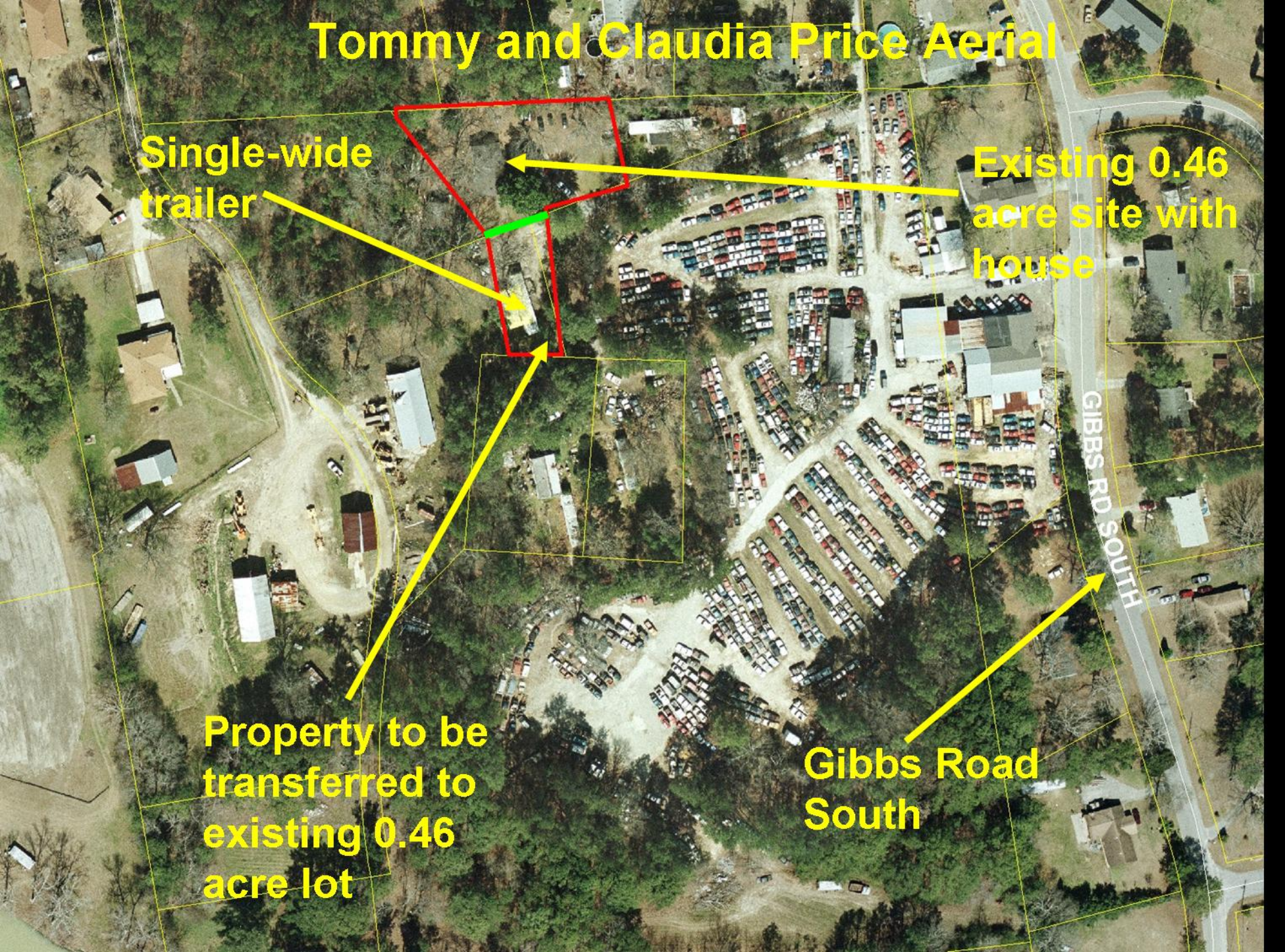
Single-wide
trailer

Existing 0.46
acre site with
house

Property to be
transferred to
existing 0.46
acre lot

Gibbs Road
South

GIBBS RD SOUTH





4RBS-1/2" REBAR SET
5RBF-5/8" REBAR FOUND
OTF-OPEN TOP PIPE FOUND
CTF-CRIMPED TOP PIPE FOUND
C/L - CENTERLINE
FC - FENCE CORNER POST

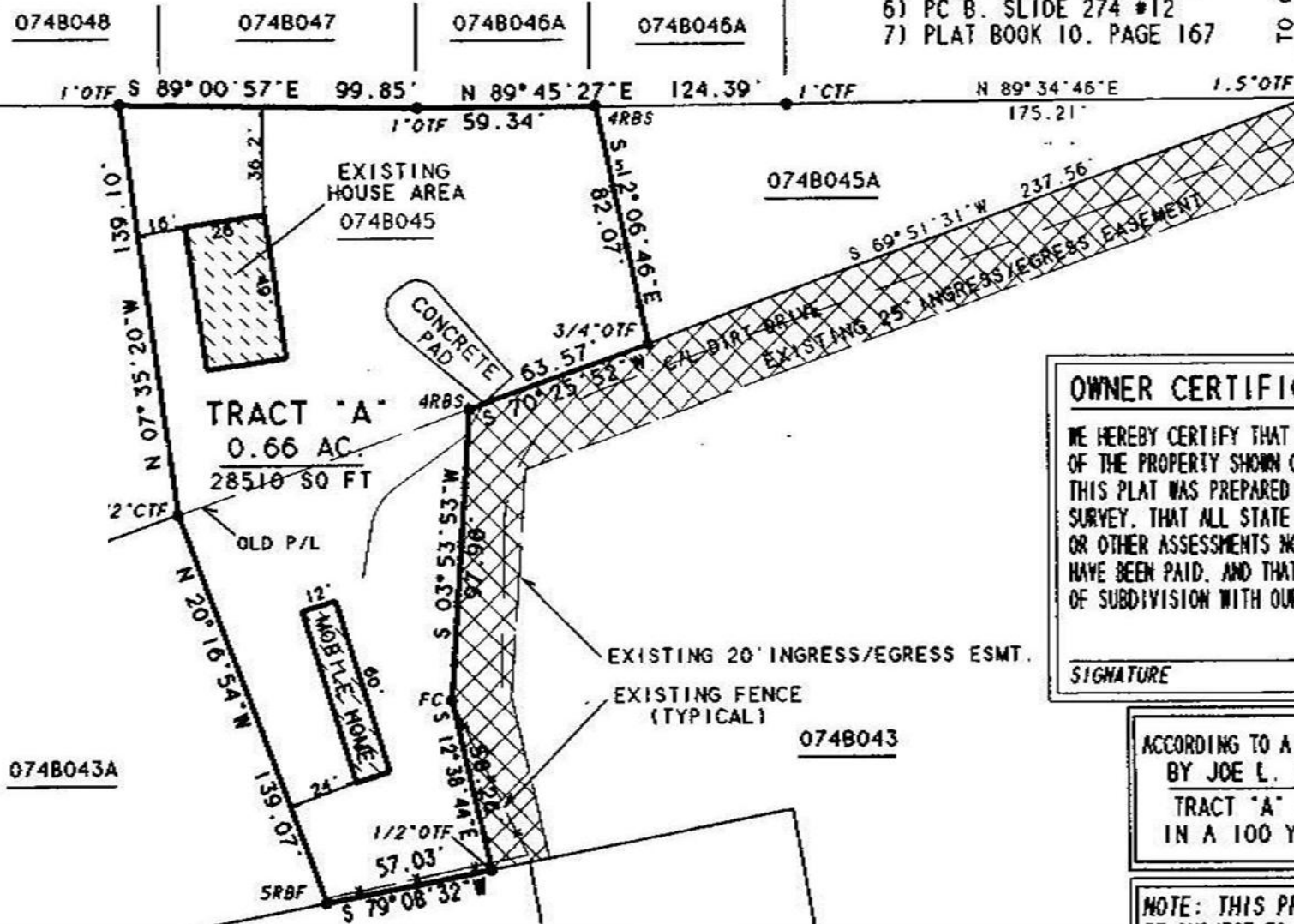
PLAN VIEW

REFERENCES:

- 1) PC AAA. SLIDE 240 #12
2) DEED BOOK 1815. PAGE 250
3) DEED BOOK 155. PAGE 86
4) PLAT BOOK 3. PAGE 11
5) PLAT BOOK 3. PAGE 110
6) PC B. SLIDE 274 #12
7) PLAT BOOK 10. PAGE 167

TO GIBBS ROAD

GIBBS ROAD EXTENSION
PRIVATE (20' NOMINAL R/W)



OWNER CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, AND THAT WE ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT.

SIGNATURE

ACCORDING TO A PLAT, DATED 5/17/99
BY JOE L. HOLLEY, JR. RLS
TRACT "A" IS NOT LOCATED
IN A 100 YEAR FLOOD ZONE

NOTE: THIS PROPERTY MAY ALSO
BE SUBJECT TO EASEMENTS, ETC.



FINAL PLAT

TOMMY AND CLAUDIA PRICE

Property Information

Subdivision Name	Tommy and Claudia Price
Location/address	Gibbs Road Extension off of Gibbs Road South
Development Acreage	0.66 acres
Number of lots/units	1 lot (proposed lot line relocation)
Zoning	R-1 (Single-family Residential)
Streets	Accessed by Private Easement
Engineer/Surveyor	Southern Land Surveyors
Commission District	District 3 (Ford)
Recommendation	Disapproval

Summary and Recommendation

Tommy and Claudia Price seek final plat approval for a lot line relocation that would add approximately 0.20 acre to an existing lot. The plat shows a Type B single-wide manufactured dwelling is located on the 0.20 acre property that is proposed to be added to the existing 0.46 acre lot. The 0.46 acre lot contains a site-built single-family dwelling. Thus if this plat were approved, it would create a zoning violation by establishing a non-conforming use (two dwelling structures on one lot) on a piece of property that currently conforms to the zoning ordinance in this respect. The property is zoned R-1 (Single-family Residential), which does not permit manufactured dwellings. Staff suggests that the non-conforming use (manufactured home) should remain as a legal non-conforming use on its own lot until the Type B manufactured home is removed. At that time the consolidation of property can occur.

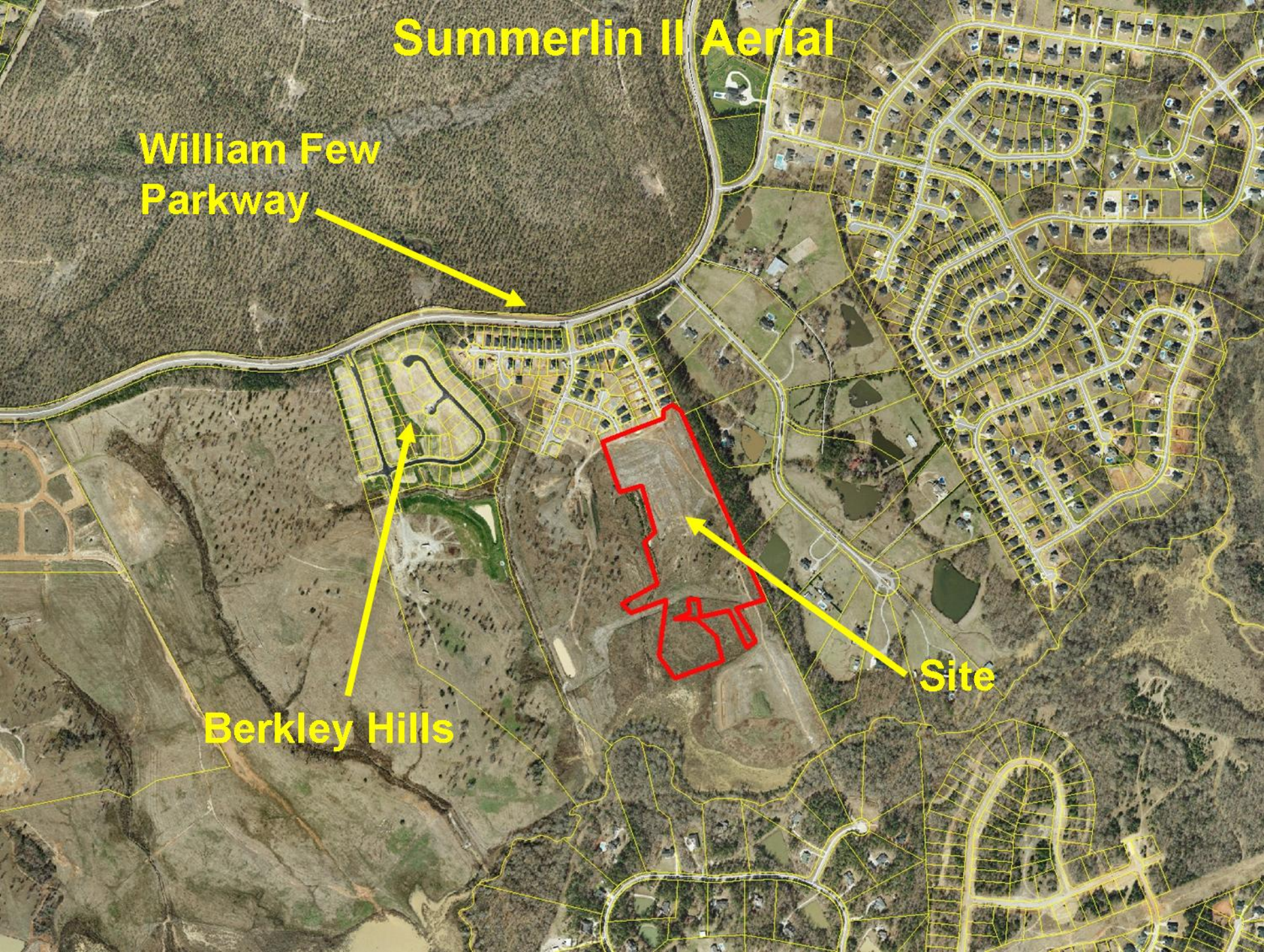
Staff recommends **disapproval**.

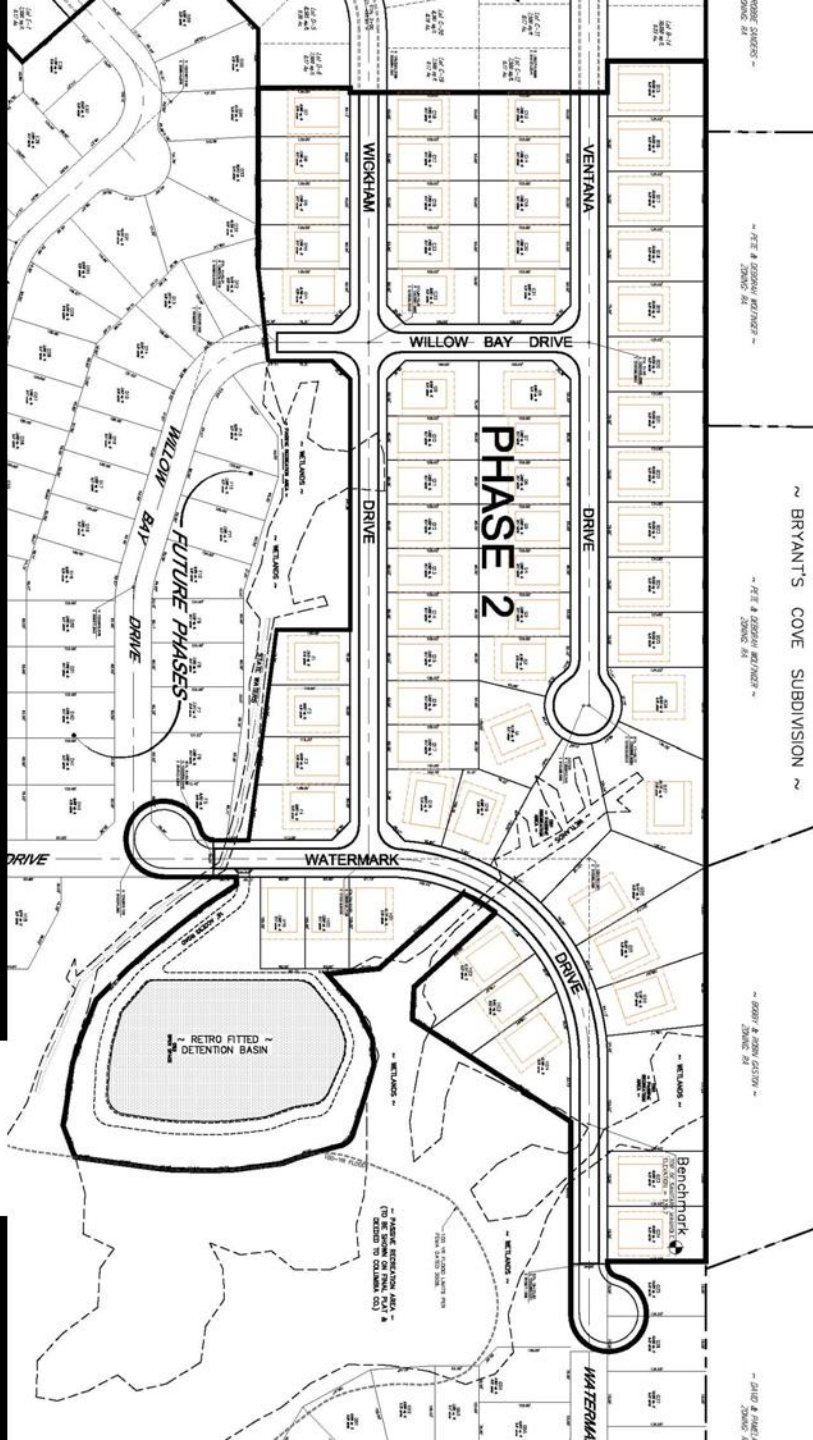
Summerlin II Aerial

William Few
Parkway

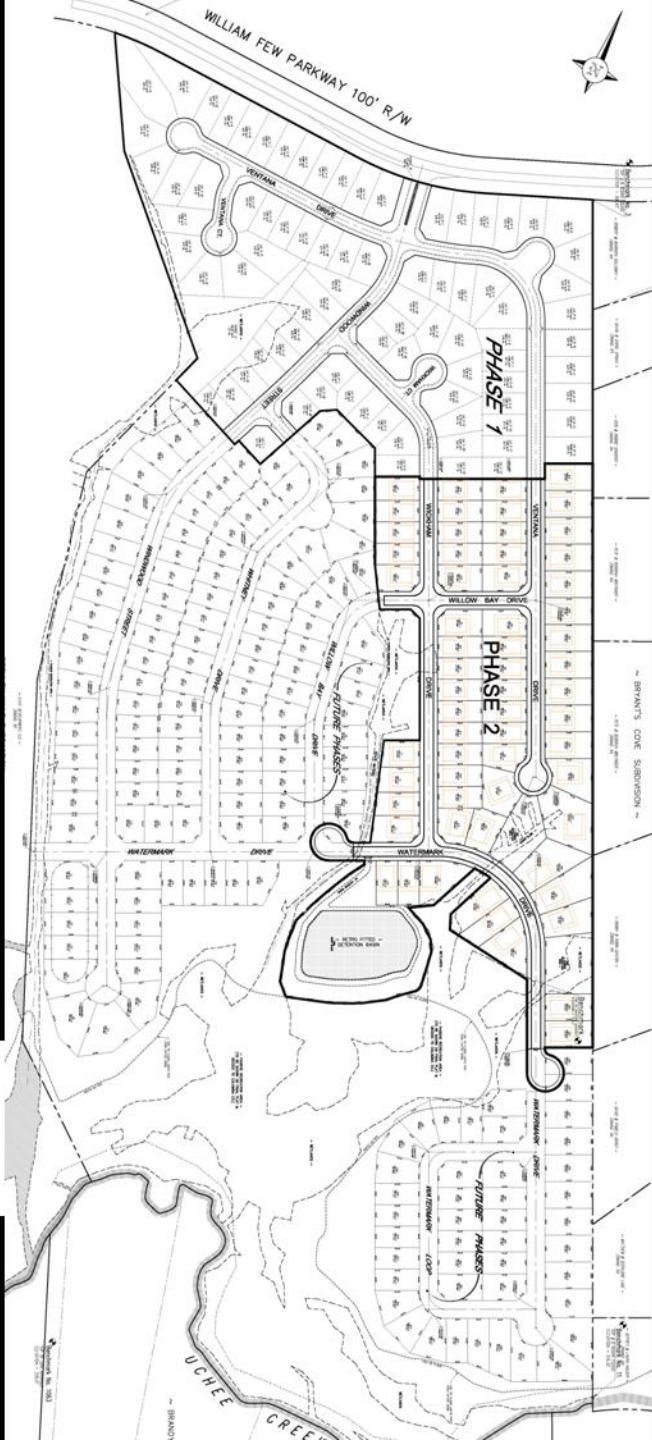
Berkley Hills

Site





Summerlin II Plat



Summerlin Overall Plat



PRELIMINARY PLAT

SUMMERLIN II

Property Information

Subdivision Name	Summerlin II
Location/address	William Few Parkway
Development Acreage	20.65 acres
Number of lots/units	62 lots (3.00 lots/acre)
Zoning	R-2 RCO (Single-family Residential with a Residential Cluster Overlay)
Streets	Public
Engineer/Surveyor	One Source
Commission District	District 3 (Ford)
Recommendation	Approval with conditions

Summary and Recommendation

Santa Monica, LLC., seeks preliminary plat approval for Summerlin II located on William Few Parkway. The plat shows 62 lots proposed on 20.65 acres for a density of 3.00 lots per acre. The property is zoned R-2 RCO (Single-family Residential with a Residential Cluster Overlay). This subdivision has received all necessary approvals with changes to be made prior to release of the plans for construction.

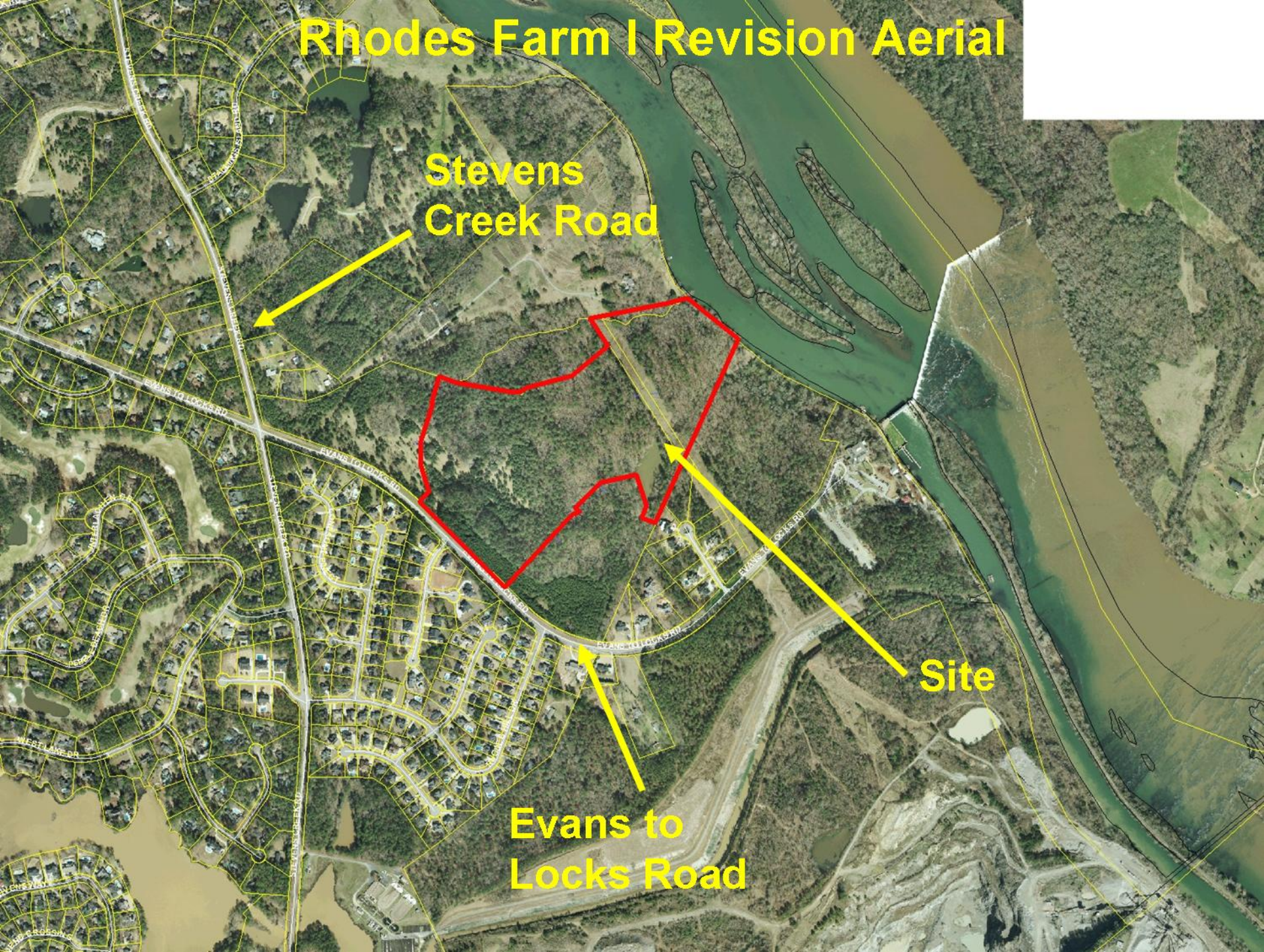
Staff recommends **approval with conditions**.

Rhodes Farm I Revision Aerial

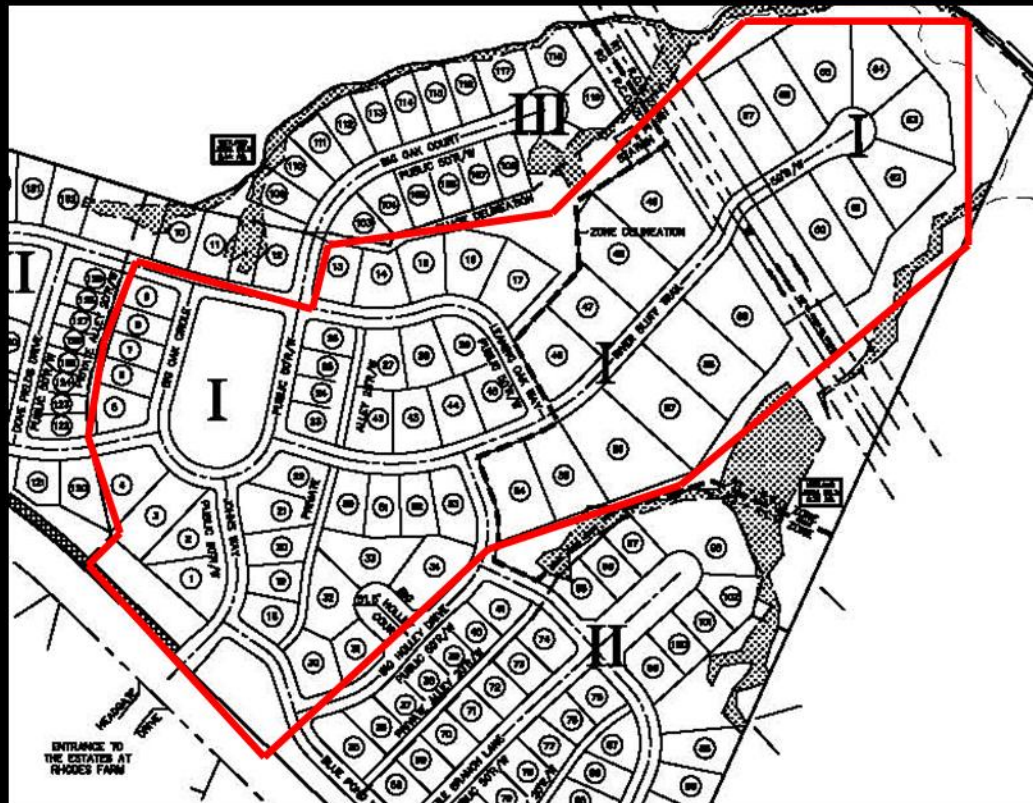
Stevens
Creek Road

Site

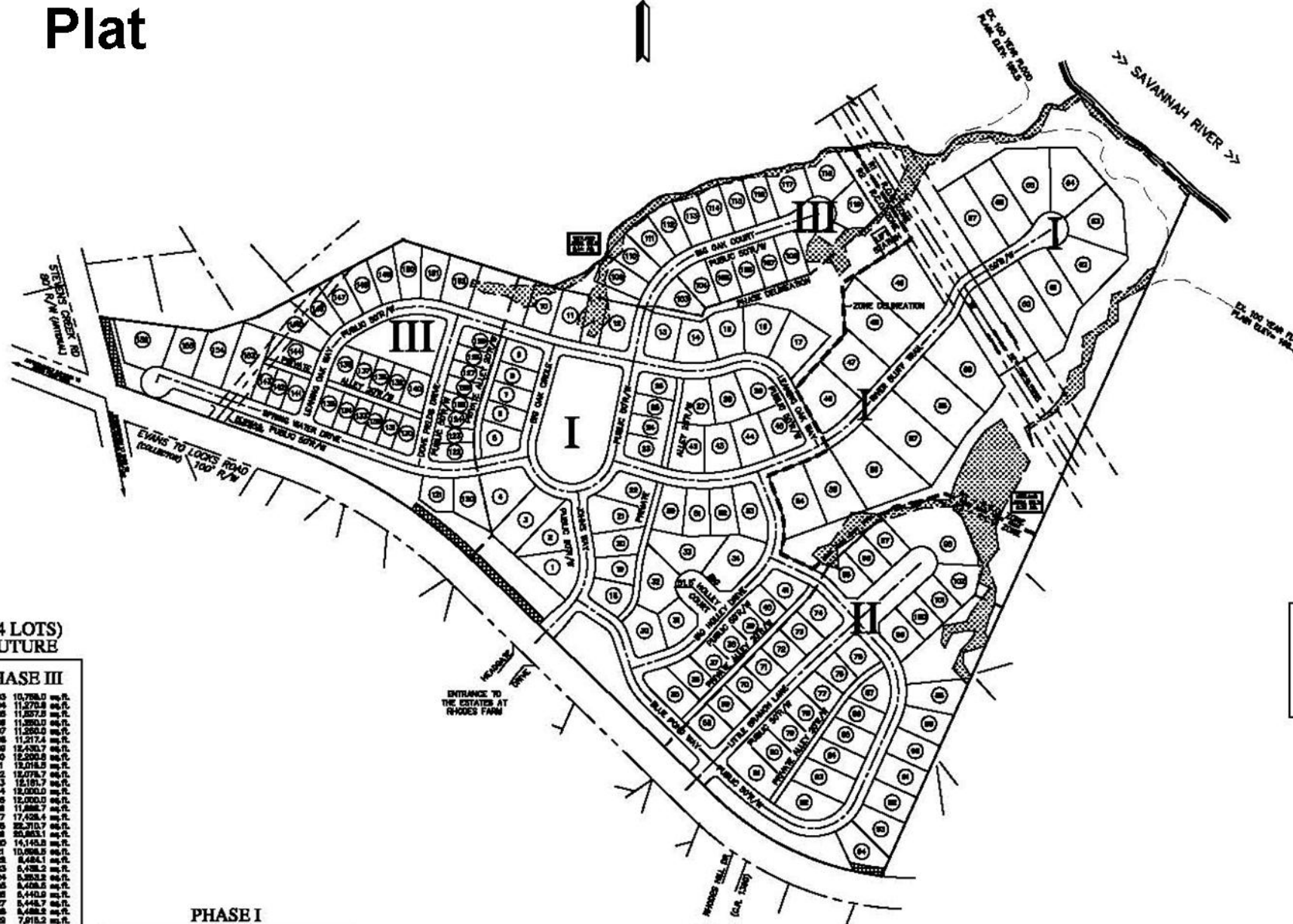
Evans to
Locks Road



Rhodes Farm I Plat



Rhodes Farm Overall Plat



(54 LOTS)
FUTURE

PHASE III

LT 103	10,799.0	sq. ft.
LT 104	11,570.8	sq. ft.
LT 105	11,897.8	sq. ft.
LT 106	11,890.0	sq. ft.
LT 107	11,890.0	sq. ft.
LT 108	11,217.4	sq. ft.
LT 109	12,430.7	sq. ft.
LT 110	12,200.8	sq. ft.
LT 111	12,018.0	sq. ft.
LT 112	12,079.7	sq. ft.
LT 113	12,161.7	sq. ft.
LT 114	12,000.0	sq. ft.
LT 115	12,000.0	sq. ft.
LT 116	11,888.7	sq. ft.
LT 117	17,428.4	sq. ft.
LT 118	22,310.7	sq. ft.
LT 119	20,883.1	sq. ft.
LT 120	14,143.8	sq. ft.
LT 121	10,888.8	sq. ft.
LT 122	8,484.1	sq. ft.
LT 123	8,438.2	sq. ft.
LT 124	8,353.2	sq. ft.
LT 125	8,428.5	sq. ft.
LT 126	8,440.8	sq. ft.
LT 127	8,448.7	sq. ft.
LT 128	8,488.8	sq. ft.
LT 129	7,815.2	sq. ft.

PHASE I



PRELIMINARY PLAT

RHODES FARM I REVISION

Property Information

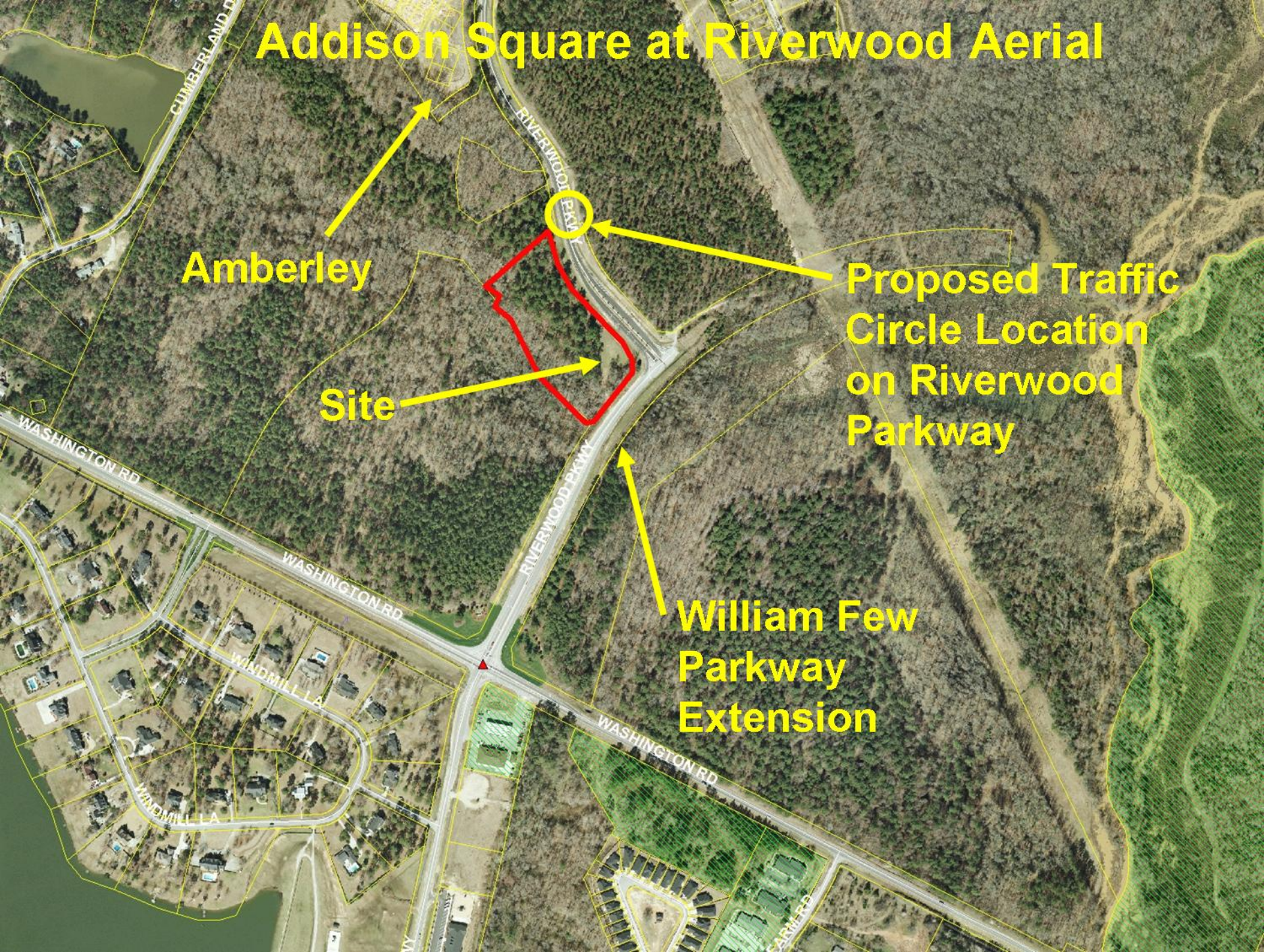
Subdivision Name	Rhodes Farm I Revision
Location/address	Evans-to-Locks Road
Development Acreage	55.85 acres
Number of lots/units	69 lots (1.24 lots/acre)
Zoning	R-1 RCO and R-2 RCO (Single-family Residential with a Residential Cluster Overlay)
Streets	Public
Engineer/Surveyor	James Swift and Associates
Commission District	District 1 (Brown)
Recommendation	Approval with conditions

Summary and Recommendation

CSRA Development Company, LLC, seeks preliminary plat approval for a revision to Rhodes Farm I Revision, located on Evans-to-Locks Road. The plat shows 69 lots proposed on 55.85 acres for a density of 1.24 lots per acre. A portion of the property was rezoned from R-2 RCO (Single-family Residential with a Residential Cluster Overlay) to R-1 RCO to allow the developer to have some larger lots in addition to some smaller lots permitted under the R-2 RCO. These plans reflect those proposed lot changes. This subdivision has received all necessary approvals with changes to be made prior to release of the plans for construction.

Staff recommends **approval with conditions**.

Addison Square at Riverwood Aerial



Amberley

Site

**Proposed Traffic
Circle Location
on Riverwood
Parkway**

**William Few
Parkway
Extension**

CUMBERLAND RD

RIVERWOOD PARKWAY

WASHINGTON RD

WASHINGTON RD

WINDMILL LN

WASHINGTON RD

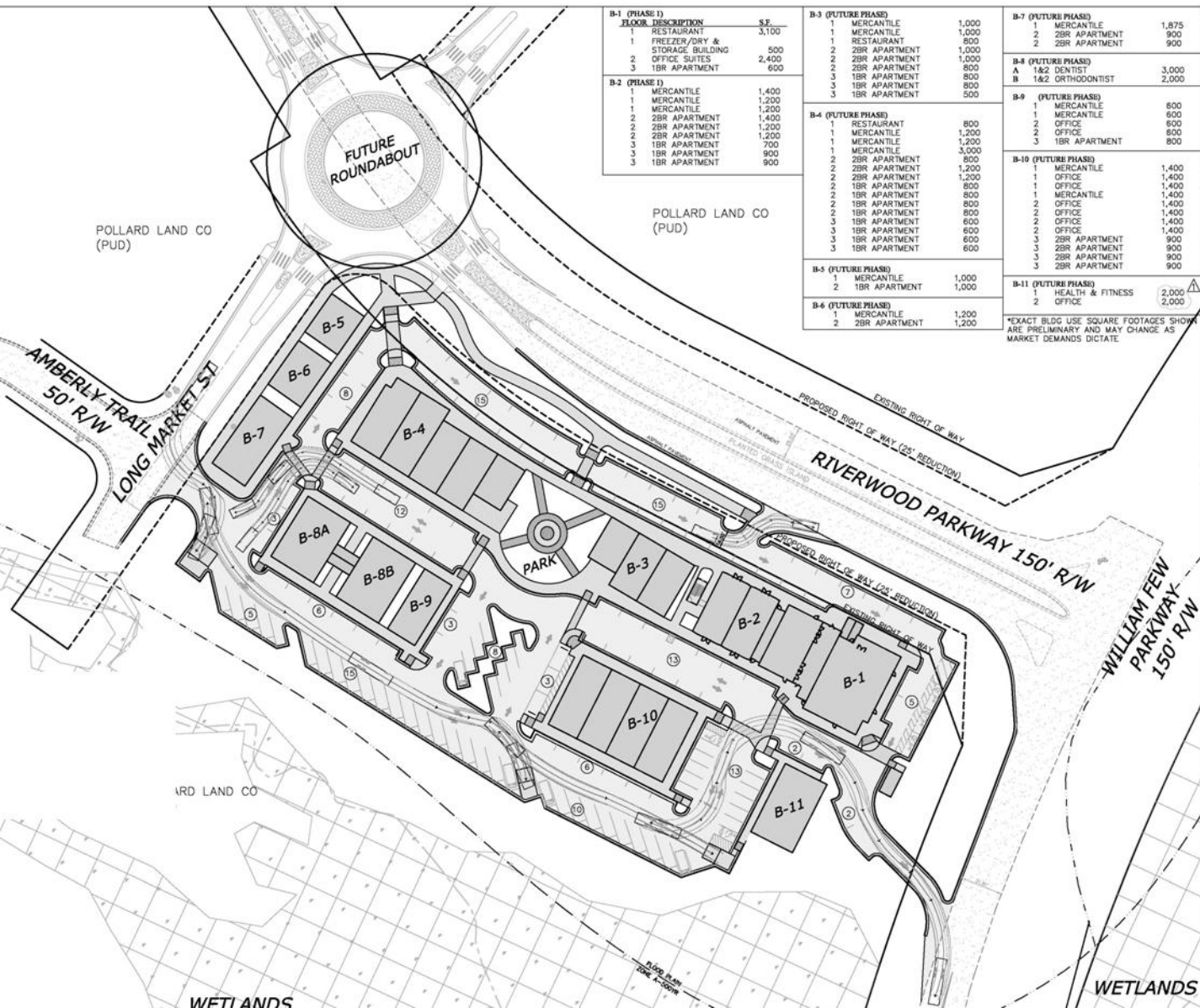
CUMBERLAND RD

Addison Square at Riverwood Renderings



ADDISON SQUARE

RIVERWOOD PLANTATION - VILLAGE RETAIL - EVANS, GEORGIA



Addison Square at Riverwood Site Plan



PRELIMINARY PLAT

ADDISON SQUARE AT RIVERWOOD PLANTATION

Property Information

Subdivision Name	Addison Square at Riverwood Plantation
Location/address	Riverwood Parkway
Development Acreage	3.81 acres
Number of lots/units	No new lots being created at this time
Zoning	PUD (Planned Unit Development)
Streets	Private Drives within the site; accessed by Public Roads
Engineer/Surveyor	Bryant Engineering
Commission District	District 3 (Ford)
Recommendation	Approval with conditions

Summary and Recommendation

Riverwood Land Company seeks preliminary plat approval for Addison Square at Riverwood Plantation located on Riverwood Parkway. This is the first commercial section of the Riverwood Plantation PUD to come in for approval. The property is zoned PUD (Planned Unit Development). The applicant's request is to prepare the entire site for building with individual lots to be determined at a later point in time. Currently, 11 phases of building construction are scheduled, with the first phase to commence upon completion of the site work (individual lots to be determined at a later point). The buildings will be built according to demand and market factors at the time. These plans include a request to reduce the right-of-way on Riverwood Parkway from 150 feet to 100 feet, with a 25 foot reduction coming on each side of Riverwood Plantation. The County Engineer has reviewed this request and has agreed that it does not pose a problem from an engineering standpoint. This request is currently being processed by Construction and Maintenance staff, and once they receive the required documentation, they will be able to proceed with the processing of this request. Architectural renderings and a parking variance request are currently under review by staff for compliance. The parking will become a greater issue as future phases of this site develop, though the first few phases will be benefited by more than adequate parking since all of the parking is to be installed initially. Attached to this report, you will find a letter of reply from staff regarding the proposed parking space reduction.

The plans have received all required approvals with changes to be made prior to release for construction. In addition, no building in this commercial village shall be occupied until all improvements to Amberley Lane (a.k.a. Long Market Street) and the Riverwood Parkway traffic circle are completed and approved by the county, as these roads are the sole means of access for this commercial development.

Staff recommends **approval with conditions**.